

STATEMENT OF HERITAGE IMPACT:

DEMOLITION OF EXISTING ADMINISTRATION AND CLINICAL BUILDINGS AT QUEANBEYAN HOSPITAL

Prepared for NSW Department of Commerce

20TH April 2006

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STATEMENT, BACKGROUND DETAILS

Statement of Heritage Impact: For the demolition of existing single-, two- and three-storey administrative, clinical and ancillary hospital buildings at Queanbeyan Hospital. The extant buildings form a linked, mass group and stand alone structures, being of various ages and value.

This Statement forms part of a Part 3A Application for the proposed construction of a new hospital building with on-grade car parking and external works located at the north of the existing hospital site, which is bounded by Erin, Collett, Antill Streets, Queanbeyan. The development proposals have been prepared by HSPC (NSW) Pty. Ltd., for the Greater Southern Area Health Service.

Date: 20th April 2006.

Reference: Queanbeyan City Council Local Environmental Plan.

Address and property Description:

The site of the new development is primarily at the corner of Erin and Collett Streets, Queanbeyan, located in the north-eastern corner of the existing hospital site. The scope of the new Queanbeyan Hospital works includes provision of an integrated health care facility, comprising 55 beds, clinical support services, community and ambulatory health facilities and Area Health Service offices.

Proposed on-grade car parking is located to the south of the proposed hospital building beyond which is located a single-storey Block R, Mental Health building and 'Rusten House', Block S, an item of State significance.

The focus of this report is demolition work and its impact on identified items of heritage value at the demolition site. The proposed works are well remote from, and do not directly impact on, 'Rusten House', which is the subject of a separate HIS.

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EXECUTIVE SUMMARY

The proposed demolition of existing single-, two- and three-storey administrative clinical and ancillary hospital buildings at Queanbeyan Hospital as proposed by the Greater Southern Area Health Service is supported, subject to:

- The preparation of an Archival Recording of the extant structures, in accordance with NSW Heritage Office guidelines;
- Relocation of existing wall plaques from their current wall positions into a designated area or room within the hospital grounds;
- Removal of an existing memorial rose garden and plaque/markers at the north of the former Administrative entry and relocation to an agreed site, as determined in consultation between DIG Landscape Architects and Stedinger Archaeologist and Heritage Architect. A separate report is to be prepared addressing this issue;
- Removal of an existing exterior 'shield' motif from its current position on Block B, the 1933 Ward Building, into a designated area or room within the hospital grounds;
- Removal and relocation of approximately 20 square metres of extant face brickwork from the façade of Block B and its location within the new hospital building.

It is recommended that the above heritage management work is carried out prior to major demolitions proceeding at the site.

The part 3A Application material, prepared by HSPC (NSW) for the Greater Southern Area Health Service, has been examined by our office and assessed as having reasonably addressed management of the heritage impacts.

PART A: HERITAGE ASSESSMENT

1.0 INTRODUCTION

- 1.1** This report was commissioned by and prepared for The Department of Commerce, NSW, to accompany a Part 3A Application to DIPNR for the construction of a new Hospital Building at the existing Queanbeyan Hospital site. Demolition will need to be carried out to allow construction of the proposal.

The scope of this Heritage Impact Report is in two parts:

- Part A: Heritage Report for the site
- Part B: Heritage Impact Statement for the proposed demolitions.

It is proposed that a new four-storey hospital building will be constructed at the northern corner of the existing Queanbeyan hospital site and will include ancillary site works and parking. A Statement is required which addresses the potential impact of the proposed demolition works on the extant buildings, some of which have been identified as having local heritage value.

1.2 THE BRIEF - OBJECTIVES

The following brief Scope of Service has been established and agreed by the Department of Commerce, NSW:

- Obtain background information and existing documentation.
- Carry out a limited field survey including photographic record.
- Prepare a draft heritage report providing recommendations.
- Obtain feedback.
- Prepare and issue a final document.

This Report focuses on the impact and effect of the proposed works on Block B, a single-storey, heritage-valued 1933 ward building, and the eastern part of Block J, a 1947 multi-level clinical ward located at the north of the hospital site. Comment is also provided in relation to all other extant buildings and proposed to be demolished.

1.2.1 Site Survey Report

This assessment is based on research and analysis which investigates the demolition of extant structures within the Queanbeyan Hospital campus. The Report outlines the heritage significance of the early Hospital, its site, and impact of the proposed works.

Preparation of this Report involved:

- A site inspection
- Photographic record of the extant structures and items within the site
- Preparation of a site plan, based on available documentation and information obtained from the Department of Commerce, NSW,
- Identification of the significance of the various parts of the site and the important relationships between significant items.

The site survey does not include measured drawings or detailed documentation; it is intended to allow the assessment of significance to take place within a current framework of information.

1.2.2 Heritage Assessment

The report provides an assessment of the impact of the proposed demolition works on the heritage value of items at the Hospital site.

The report includes the preparation of a brief statement of significance for the site and comment on the relationship of proposed work to those items considered as having heritage value.

This assessment does not include the preparation of a full Conservation Management Plan and is based on inventory data and report information available from Queanbeyan City Council and the Department of Commerce, NSW. The provided information is adequate in enabling an heritage assessment to be adequately carried out.

1.2.3 Further Development

An assessment has been made as to the need for any management action for the item or adjustment to the proposed works and comment provided.

1.3 METHODOLOGY

Some historical analysis has previously been carried out and is contained within other reports. Refer to the Bibliography section of this report.

The primary source of data has been the 'Queanbeyan Hospital Heritage Study', prepared by Dr. M. Pearson, D. Marshall and B. O'Keefe, January 2005, and outlines the heritage significance of the site and its structures.

No further primary historical research has been carried out given the satisfactory nature of the available information. The historical context information contained in the January 2005 Heritage Study provides a brief but objective basis for assessing the cultural significance of the items and site.

1.3.1 Consolidation of Existing Information

Following a visit to Queanbeyan City Council and the Queanbeyan Historical Society, historic information has been collected.

1.3.2 Site Survey and Investigation

A survey of the site was undertaken 3rd April 2006, and the results are presented in Section 3.0 and 4.0 of this report.

1.3.3 Below-ground Investigations

No below ground investigations have been carried out, nor have industrial archaeological or sub-base level investigations been prepared as part of this HIS.

1.3.4 Previous Heritage Authority Input and Planning Issues

Preliminary discussions have been carried out by phone with representatives of the Queanbeyan City Council during March 2006.

1.3.5 Evaluation of the Redevelopment Diagrams

An assessment of significance and statement of significance has been prepared to assist in evaluating the impact of planning proposals on the structures proposed to be demolished.

The Planning NSW State Heritage Inventory Project Criteria were referred to in the formulation of this assessment, as well as criteria from the Burra Charter, of ICOMOS Australia. A Heritage Listing Sheet has not been prepared by the study team as part of this report, as assessment information contained within the 'Queanbeyan Hospital Heritage Study' of January 2005 was found to be adequate.

1.3.6 Heritage Impact, Archaeological Sensitivity, Management Strategies

This report has considered the constraints imposed by the assessment of significance. It offers comment relating to appropriate future heritage management of the site, if necessary.

1.3.7 Recommendations

Recommendations are presented which provide a clear opinion of heritage requirements for the site and the impact of proposed development relative to identified constraints and opportunities.

1.3.8 Report format

This report has been prepared in a format suitable for issue to DIPNR as an attachment to a Part 3A Application for the project.

1.3.9 Exclusions

In accordance with the Brief requirements, our report does not include assessments of

- (i) Aboriginal Occupation Sites
- (ii) Archaeological Sites
- (iii) Industrial Archaeological Material.

1.4 THE CONSULTANT TEAM

On site investigations and photographic analysis was provided by Wayne McPhee & Associates Pty. Limited Architects.

This report has been prepared by Wayne McPhee.

1.5 ACKNOWLEDGMENTS

The project team wishes to acknowledge the professional reports prepared by previous consultants.

We also wish to thank the following for their comment and input:

- Graham Neaves, Department of Commerce, NSW

2.0 HISTORICAL CONTEXT

2.1 ACKNOWLEDGEMENTS

The following brief history is based on information obtained from the Queanbeyan Historical Society and the 'Queanbeyan Hospital Heritage Study', January 2005.

2.2 A BRIEF HISTORY OF QUEANBEYAN HOSPITAL

Queanbeyan District Hospital began as an initiative of local citizens who formed a Benevolent Society in 1847 to operate a hospital for the indigent sick and injured. Mary Ann Rusten was the foundation matron of the institution and the hospital initially operated in a rented cottage in 'Irishtown'. Over the period 1859-61, a purpose-built hospital building was erected on the current hospital site and is now known as 'Rusten House'.

During the 1870s, 1880s and 1890s, various changes and additions were made to the hospital building, notably the construction of a fever ward at the eastern end of the building. Despite these changes, the hospital was small and inadequate. Significant improvements were made to the hospital in the first decade of the 20th century, but it was not until after World War 1 that the much-needed isolation ward was built in 1919-20. This currently houses the Occupational Therapy facilities.

In 1924, plans were first drawn up for a larger hospital building, but it was to be another nine years before the plans were realised with the opening of the 1933 wing and the Hospital Board sought further improvements. The Board wanted a private ward block and extensions to the hospital's maternity section. However, World War 2 put these proposals on hold, and it was not until 1947 that private wards were built, along with a new nurses' home and a new Maternity Wing opened in 1952.

During 1963-64, a major new Administration Wing was erected for the hospital. This included a Casualty Department, as well as a Radiographic Unit and Pathology and Physiotherapy Departments. While additional improvements were made in the later half of the 1960s and early 1970s, the next major development at the hospital was the construction of a new Maternity Unit and Operating Theatres in 1973-74. Further upgrading occurred in the later 1970s, including the provision of an Intensive care Unit and an Acute Nursing Care Ward.

The bed capacity of the hospital was decreased in the early 1980s, although improvements continued to be made during the 1990s, including the 1987 new Care for the Aged and distressed Elderly (CADE) building, called 'Pepper Tree Lodge'. The following year, a major hospital refurbishment programme commenced, and this was eventually completed in 1990.

The hospital has grown in an ad hoc manner over its 140 year life span and now faces an exciting major redevelopment which will create facilities more suited to the 21st century.

3.0 HERITAGE SIGNIFICANCE

3.1 SIGNIFICANCE OF QUEANBEYAN HOSPITAL AND ITS SETTING

The heritage significance of Queanbeyan Hospital must be viewed in relation to the early development of the site from 1861 to the present day and this chronology is set out at Chapter 2.45 of the Queanbeyan Hospital Report, January 2005.

The following sections identify reasons for the significance of Queanbeyan Hospital, based on criteria listed in the Burra Charter produced by ICOMOS Australia, and the State Heritage Inventory Program.

Our assessment identifies: (1) Rusten House 1859-61, (2) the central-gabled, brick, former entrance element to the Main Ward Building 1933, and (3) the curved brickwork element of the east of the Ward/Pathology/X Ray/Records Block 1947, as having heritage value at the site.

3.2 STATEMENT OF SIGNIFICANCE

The Queanbeyan Hospital Heritage Study, January 2005, clearly sets out a Statement of Significance for the Queanbeyan Hospital site and a copy is provided for reference at Appendix A of this HIS.

3.3 HERITAGE VALUE FABRIC RELEVANT TO THIS HIS

Of those structures identified through site analysis as having heritage significance, the following are relevant to proposed demolition works within the study area:

- Main Ward Building 1933, Block B, central-painted, rendered shield and face brickwork at former entry. This is a decorative fragment showing some classically-derived characteristics.
- Ward/Pathology/X-Ray/Records Block 1947, Block J. The curved brick wall element and corner window on the eastern façade is noted as being of 'modest' aesthetic value through its display of the *Inter-War Functionalist* style.
- Memorial Rose Garden c.1996, corner of Erin and Collett Streets
- Various plaques and wall boards located throughout the Hospital building in corridors and lobbies.

3.4 FOR WHOM THESE ELEMENTS ARE SIGNIFICANT

Of those built structures to be demolished, the painted, rendered shield and face brickwork at the Main Ward Block 1933, Block B, along with the curved brickwork and corner window to the Ward/Pathology/X-Ray/Records Block, 1947, Block J, visibly demonstrate to the general public health and care facilities of the time. These structures, and a memorial rose garden and various wall plaques within the buildings, have local heritage value to the Queanbeyan community.

3.5 STATUTORY CONTROLS, RECOGNISED VALUE BY OTHERS

(i) *Previous studies*

'Queanbeyan Hospital Heritage Study' by Dr. M. Pearson, D. Marshall and B. O'Keefe, January 2005.

(ii) *Controls:*

Queanbeyan Local Environmental Plan.

(iii) *Heritage listings*

'Rusten House' is a listed item under the NSW Heritage Act, PCO 552, and Department of Health NSW State Agency Register. Part of Lot 226590 is defined as the curtilage.

No other buildings at the site have been found to be listed by the National Trust NSW, Heritage Office, Department of Planning, Council's LEP or Department of Health NW State Agency Register.

(iv) *Non-statutory recognition*

The following structures and built items are identified by the authors of 'Queanbeyan Hospital Heritage Study' and this author as having some local value:

Central painted masonry shield and brickwork to the 1933 Block B, curved brickwork and corner window to the 1947 Block J, Memorial Rose Garden and various wall plaques.

4.0 SITE ASSESSMENT

4.1 SITE LOCATION

Queanbeyan Hospital is bounded by Collett Antill and Erin Streets, Queanbeyan. Its real property description is Lot 2 in DP226590, Lot 3 in DP 515797, and Lot 4 in DP 520714, comprising approximately 24,600 square metres in area.

4.2 BUILT FORM

Buildings on the site show an age of construction from c.1859/61 to recent years and, apart from Blocks J, K and M, are single storey. The building locations are shown at Figure 01 and building age at Figure 02 of this report.

Each building is denoted by name and block number as follows:

Main Building, Blocks A,B,C,D,E,F,G and I: This single-storey connected group comprises Administration/Wards/Kitchen/Meeting Room. Those elements constructed 1933 include Blocks B,C,D,E,F and G, the northern most Block A was constructed 1964, Block I during 1978.

Conference/Ward/Pathology/X-Ray/Records Blocks H and J: Consisting of two-storey, masonry construction, these linked structures are connected at the north to the Main Building.

Operating Room/Emergency/Maternity, Blocks K and M: This group comprises one, two and three-storey, facebrick and reinforced concrete construction and is connected to the Conference/Ward/Pathology/X-Ray/Records Block at its north east side.

Occupational Therapy, Block O: A single-storey, masonry building, freestanding and located south of Block J.

Mental Health Annex and Aboriginal Health Buildings, Blocks P and Q respectively: These are single-storey, pre-fabricated, relocatable structures adjoining Block R at its northern façade.

Rusten House, Block S: This single-storey, stone and rendered, masonry building, constructed 1859-61 shows evidence of 'Victorian Georgian' and 'Victorian Regency' styles. The property is occupied by Hospital Counselling Services and is a State-listed Heritage Item.

Old Dental Building, Block U: Single-storey, pine and fibro clad with verandah.

Community Health/Queanbeyan Health Centre, Block V: Single-storey, facebrick and painted timber-panelled.

CADE Unit, Peppertree Lodge, Block T: This single-storey, L-shaped masonry building is located at the southern area of the site.

Staff Accommodation, Block N: This small, stand-alone, facebrick structure was once used as a morgue.

Garages, Block X: These modern, single-storey structures are located to the south, near the Ambulance Centre.

Information Technology and Maintenance Building, Block W: This modern, facebrick, two-storey structure is located south and adjoining the Ambulance Centre.

Linen Shed, Block L: A painted, metal, double garage with concrete slab floor.

4.3 APPLIED OBJECTS TO BUILDINGS

- Memorial plaques fixed to interior and exterior walls throughout, some stored in the Hospital workshop, Block W.
- Historic documents, housed in Block W.

4.4 LANDSCAPE ELEMENTS

- Memorial Rose Garden and plaques
- Healing Garden and Tidy Towns plaque.

4.5 COMMENTS ON HERITAGE INTEGRITY OF STRUCTURES

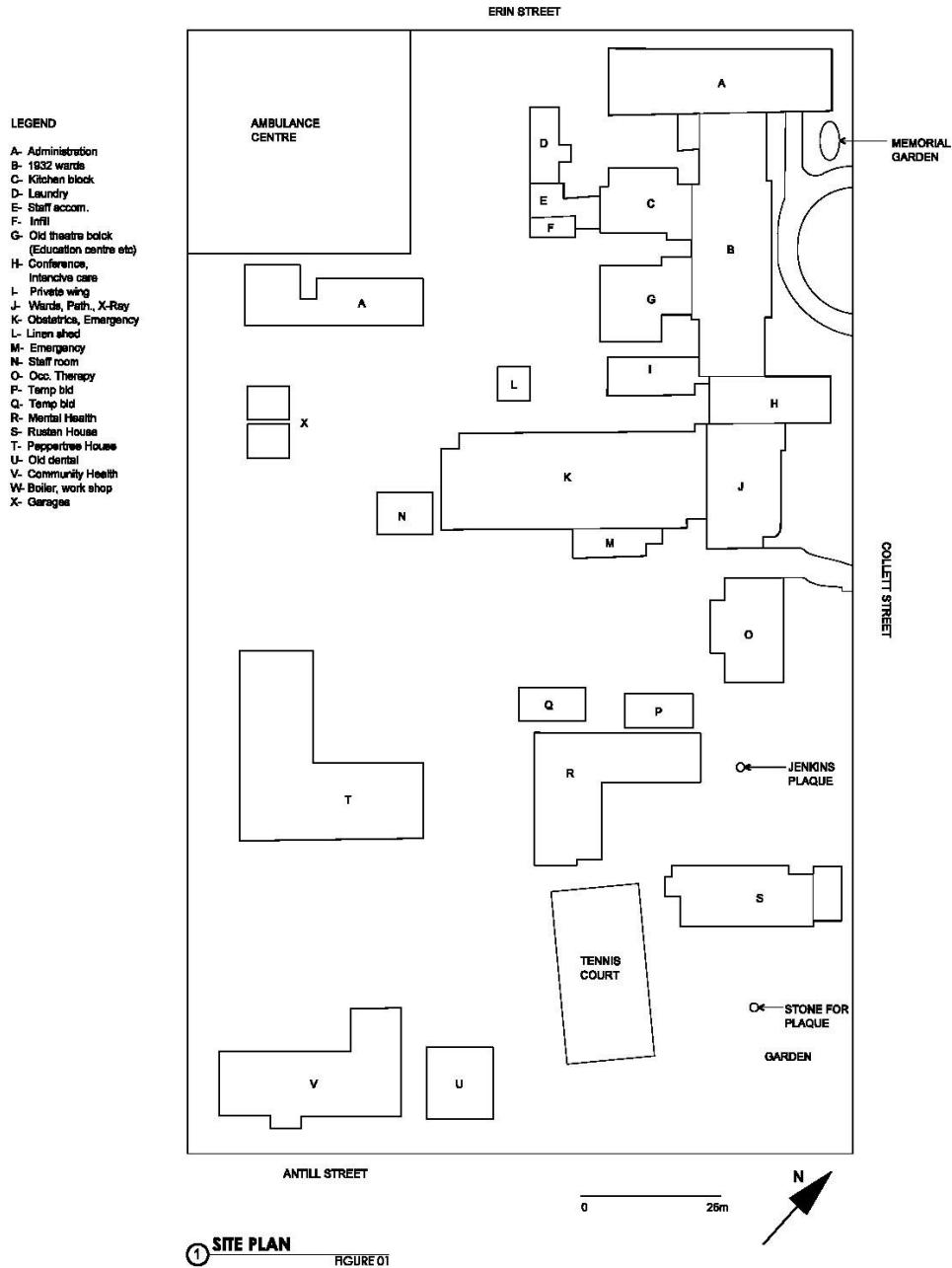
Except for Rusten House, all other structures, which form part of the site to be demolished viz. Blocks A to Q, show alteration, conversion and interior change with major refurbishment evident c.1976 to 2000. Very little extant original fabric and finishes are evident throughout and therefore the value of these items is weakened.

4.6 ASSESSMENT DIAGRAMS

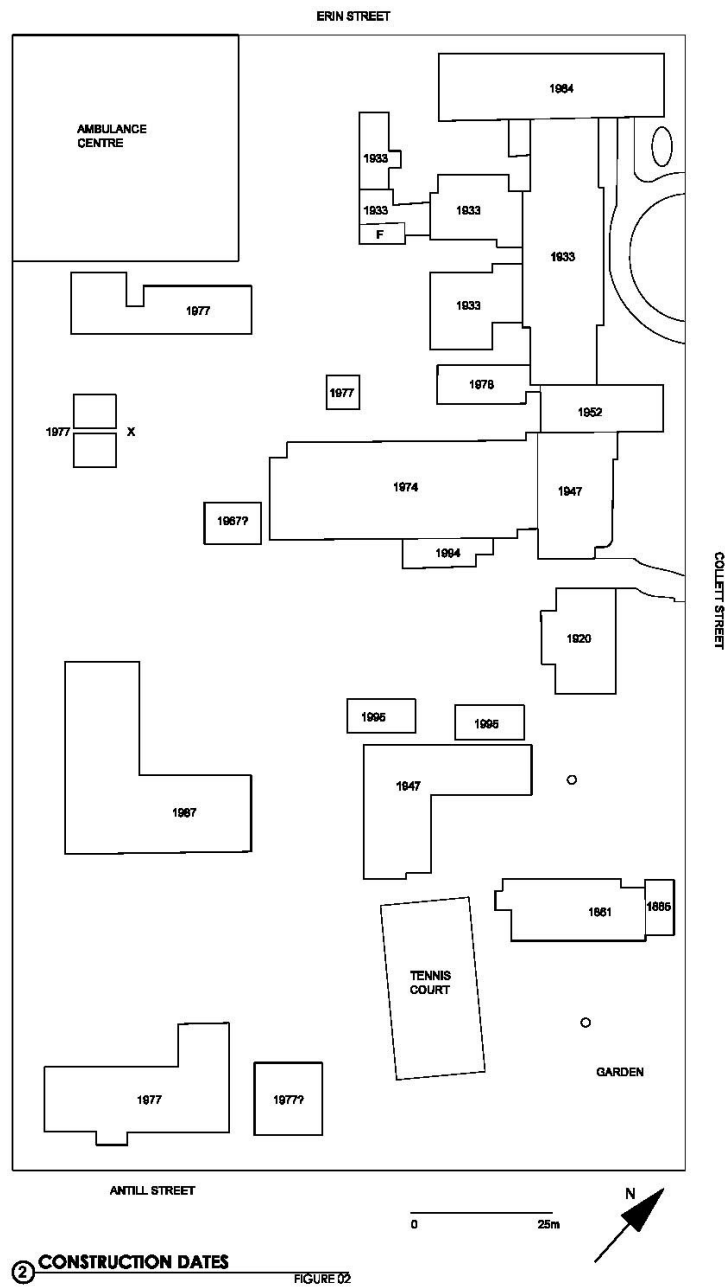
SITE PLAN: Figure 01

CONSTRUCTION DATES: Figure 02

HERITAGE VALUE: Figure 03.



SITE PLAN: Figure 01



CONSTRUCTION DATES: Figure 02



- ☐ *High : Rusten House 1861/1885 and site*
- ☐ *Low : Main Ward Block, 1933 and 1947, rose garden*

PART B: HERITAGE IMPACT

5.0 IMPACT OF THE PROPOSED DEVELOPMENT ON THE HERITAGE ITEMS AND SETTING

5.1 PART 3A APPLICATION

The study team used documentation prepared by HSPC (NSW) for New Health by way of background information:

- *Drawings:*
 - Site plan
 - Plans
 - Elevations
 - Sections

5.2 SITE INSPECTION AND VISUAL ASSESSMENT

The site was inspected on 3rd April 2006, by Wayne McPhee, Heritage Architect, in order to assess the impact of the proposed works on the items of heritage value.

5.3 PART A CONSENT REQUIREMENTS

The proposed work at Queanbeyan Hospital is considered to be a Major Project under the requirements of the Environmental Planning and Assessment Act 1979, Section 75B, of SEPP (Major Projects) 2005, and a Development Application to Queanbeyan City Council for Early Works and Demolitions.

A Heritage Assessment is required and is herein prepared as part of an Environmental Assessment of the works.

5.4 TABLE 1 SUPPORT INFORMATION: PROPOSED DEMOLITION WORKS

The following Support Information is provided in accordance with Table 1 of Planning NSW's Statement of Heritage Impact Guideline document and is provided to describe approaches taken to minimise impact of the proposed hospital redevelopment work on the setting and heritage items recognised as having heritage value.

Demolition of a building or structures

- ***Have all options for retention and adaptive reuse been explored?***

A comprehensive site analysis and investigation was carried out by Aurora Projects Pty. Ltd for the Greater Southern area Health Service during November 2005. This document, titled a Project Definition Plan (PDP) examined four (4) separate options to meet NSW Health brief requirement as outlined in their Service Procurement Plan.

The Planning process in evaluating the relative merits of each option included detailed consultation with staff, local authorities and the community. It involved the preparation of comprehensive as-existing conditions documentation including a Heritage Report dated January 2005.

The PDP Executive Summary notes the preferred option as follows:

'Four potential options were developed and evaluated, ranging from "do nothing", Greenfield site, partial rebuild and refurbishment and total rebuild options. Following analysis by value management study, extensive community consultation, and economic appraisal, Option Four – All new Build on Existing Site, was endorsed as the preferred strategy for redevelopment of the health service facility.

Option Four enables the provision of an integrated health facility comprising 55 beds (47 overnight and 8 day stay), clinical support services, community and ambulatory health facilities and Area Health Service offices. Medical imaging will be provided according to the public sector model.

In this option, existing services will be decanted from the main hospital buildings at the northern end of the site, with the exception of the two storey maternity/ward/emergency/operating theatre building. The displaced services will be relocated to the other buildings on the site (CADE unit, Mental Health Unit), and into sufficient temporary buildings to allow the services to remain operational throughout the redevelopment.

Following demolition of the existing buildings, the first stage will encompass construction of a new three-storey clinical services building to accommodate all components of the health service.

The second construction stage will involve demolition of the existing two-storey building and, in its place, completion of new access roads, main entrance and car parking.

Car parking for about 90 cars will be developed to the south and east of the new building. Ambulance entry will be from Collett Street. Service vehicles will continue to enter the site from Erin Street, similar to existing arrangements.

Greater Southern Area Health Service endorses the preferred option.'

We note the client brief has thoroughly canvassed a number of site development options and Option Four, or the chosen option, requires demolition at the site.

- ***Can all of the significant elements of the heritage item be kept and any new development be located elsewhere on the site?***

Those elements identified as significant include the rendered, paint-finished shield and some face brickwork at Block B, 1933 Main Ward Building, curved brick wall element and eastern corner window, Block J, 1947 Ward/Pathology/X-Ray/Records Block, Memorial Rose Garden north east of Block B and various wall plaques and old records.

These significant elements comprise relatively small individual components of built elements proposed to be demolished and are considered impractical to retain in situ whilst demolition and reconstruction proceed around protected items. The significant elements in this case risk damage or destruction in their relocations.

An alternative to retention in situ is to carefully remove some selected significant elements and incorporate them into the new built fabric as reminders of their historic precedents, and this approach is favoured by the author.

- ***Is demolition essential at this time or can it be postponed in case future circumstances make its retention and conservation more feasible?***

Future demolition is required to meet the objectives of the Greater Southern Area Health Service (GSAHS) – i.e., to collocate and integrate community, ambulatory and inpatient health services at the Queanbeyan Hospital site.

It is acknowledged that major replacement of buildings will be required to meet contemporary health facility standards and to meet objectives of the NSW Health's Service Plan.

Demolitions have been delayed pending preparation of site enabling works and preparation of site analysis reports including this HIS.

- ***Has the advice of a heritage consultant specialist been sought? Have the consultant's recommendations been implemented? If no, why not?***

Specialist heritage conservation reporting services have been sought and provided by Dr. M. Pearson, D. Marshall and B. O'Keefe in their 'Queanbeyan Hospital Heritage Study', January 2005. This Heritage report was commissioned as part of Aurora Projects' PDP documentation, which was completed November 2005 and included extensive site analysis, community discussion and analysis.

The conclusions of this January 2005 Heritage Report are as follows:

“

- (i) *The site and a number of individual built, landscape and movable elements are of heritage significance.*
- (ii) *Rusten House and its landscape setting is of the highest significance and its conservation should be the primary objective of its management which should, in turn, be guided by a conservation management plan.*
- (iii) *The gabled former entry section of the 1933 main block is significant and should be retained and incorporated in any new development, preferably in situ.*
- (iv) *The verandah façade of the 1933 main block and the curved front of the 1947 maternity/wards block should be retained and incorporated into any new development, if this is feasible.*
- (v) *The Community Health/Queanbeyan Health Centre should be conserved if possible.*
- (vi) *The various commemorative plaques, boards and paintings should be conserved in situ, or housed and interpreted in a designed area of a new building.*
- (vii) *The memorial rose garden should be conserved in situ, or a new memorial garden created in a new development, incorporating the plants and plaques from the old garden.”*

This HIS endorses the above conclusions, however as noted previously, Items (iii) and (iv) are impractical. Therefore, the items here identified should be incorporated into any new development to assist the protection of their value.

6.0 CONCLUSION

In order to meet client and user requirements for construction of new health care facilities as defined in Aurora Projects' PDP and embodied in plans prepared by HSPC (NSW) for NSW Health, demolitions are proposed at the Queanbeyan Hospital site.

None of the buildings proposed to be demolished are listed as having local or state heritage significance; however some built fabric, applied plaques and memorial gardens have local value and should be retained.

It is recommended, therefore, that:

An Archival Recording to Heritage Office guidelines be prepared for those extent structures and elements identified as proposed to be demolished.

Those items and/or elements identified as significant, be incorporated into the new works and records and plaques housed in an appropriate room at the Hospital site.

Those elements identified as being significant include the rendered, paint-finished shield and some face brickwork at Block B, 1933 Main Ward Building, curved brick wall element and eastern corner window, Block J, 1947 Ward/Pathology/X-Ray/Records Block, Memorial Rose Garden north east of Block B and various wall plaques and old records.

Part 3A documentation, prepared by HSPC (NSW) for the Greater Southern Area Health Service, and Development Application documentation for demolitions, have been examined by our office and assessed as having reasonably addressed management of the heritage impacts.

The proposals are supported.

WAYNE MCPHEE & ASSOCIATES PTY LIMITED

APPENDIX 1: Copy of 'Statement of Significance'

Prepared by Dr. M. Pearson, D. Marshall and B. O'Keefe, January 2005, in their 'Queanbeyan Hospital Heritage Study'.

4. STATEMENT OF SIGNIFICANCE

Queanbeyan hospital is historically significant as an example of one of many local hospitals that were built and largely sustained by the local community. This significance, largely reflected in Rusten House, is expanded by the hospital becoming the initial health service for the new capital, and the site remaining the focus for local hospital services through the era of the State government take-over of health services, and continuing up to the present day. The main indicators of this historical continuum of use, in what is otherwise a very complex and much modified building group, are Rusten house and its surrounds, and the entry portico and former verandah area for the 1933 main wards building.

The Queanbeyan hospital site and buildings have a long history of community support, reflected in various components paid for by local fund-raising, and the gradual expansion of services to cater for the health needs of an ever-wider proportion of the local population. The contribution of individuals within the community is commemorated in the Honour Boards, while family and personal associations with the hospital is demonstrated in the several personal memorials within the grounds, most notably in the Memorial Rose garden near the Administration entrance.

The hospital has an association with several people of importance in NSW's history. These have included former Presidents of the Hospital Board such as George and Frederick Campbell and former Secretaries such as John Gale and Pemberton Campbell Palmer. Notwithstanding the significance of these individuals, there is nothing particularly in the hospital buildings that reflects their involvement in it as an institution. Moreover, as indicated more extensively below, there is nothing to suggest that they had much feeling for any architectural or aesthetic qualities the hospital buildings may have possessed, but like other members of the Board readily and radically altered the buildings to adapt them to changed functions.

The hospital has a strong and long-standing association with the people of Queanbeyan and with the wider community of the district surrounding Queanbeyan. This association was demonstrated in the financial and other support that was given to the hospital throughout its history by the Hospital Committee (and later Board) which was composed of local people, by such bodies as the Queanbeyan and West Queanbeyan Hospital Auxiliaries, and in earlier days by the many generous donations that were made to the hospital by local people and by shearing sheds in the district. The widening of community support over the life of the hospital reflects the gradual expansion of services to cater for the health needs of an ever-wider proportion of the local population. The contribution of individuals and groups within the community is commemorated in the Honour Boards and the numerous commemorative, building opening and donations plaques around the building, while family and personal associations with the hospital is demonstrated in the several personal memorials within the grounds, most notably in the Memorial Rose Garden near the Administration entrance.

It is apparent, however, that this local support waned to some extent from about the 1970s onward, with the expansion of competing health facilities in Canberra, and the change in administration of the hospital from a local board and generally locally appointed staff to administration by the Area Health Services in the mid-1980s, somewhat diminishing the community's traditional role in the hospital. Though local support for the hospital is still strong, the historical records make clear that the level and character of the support is not

comparable with that shown in the period up to the mid-1980s.

Components of the hospital site also have contemporary social value for the community of Queanbeyan. There is a strong level of attachment to and feelings for:

- the Collett Street elevation of the 1933 Main Building including the former verandahs, and especially the central gabled former entry;
- Rusten House, including memories or the formerly pleasant garden surrounding the building; and
- the various plaques and memorials located around the hospital.

There is also a moderate level of attachment to the hospital site as a community facility. While the whole current site has some level of attachment, this attachment would probably be most strongly expressed with regard to the site fronting Collett Street which includes both the original buildings and those dating from the period up to the mid-twentieth century.

The memorial rose garden also has some level of attachment, although it is recognised as being of relatively recent origin, and the level of attachment is moderated accordingly.

Aesthetically and architecturally there are a few elements of the place that have some significance. These are:

- central gabled brick former entrance feature of the **Main Building**. This element with its painted render decorative shield has a little aesthetic value as a decorative fragment displaying some Classically derived qualities.
- curved brickwork element on the northeastern side of the **Ward/Pathology/X-Ray/Records Block**. The curved brickwork element of the block has some modest aesthetic value through its display of a number of the key and other features of the Inter-War Functionalist style. The key features of the style displayed are:
 - asymmetrical massing;
 - long horizontal spandrel or balcony;
 - ribbon window;

and the two other features of the style displayed are:

- rounded corner; and
- corner window.
- **Rusten House**. The southwestern/main section of the building displays all of the key features of the Victorian Georgian style:
 - symmetrical façade, prior to changes;
 - exposed stone walling;
 - verandah under a separate roof;
 - sash windows with small panes;
 - panelled doors;
 - simple chimneys;

and three of the other features of the style:

- close eaves;
- boxed eaves;
- slender verandah posts.

Given this, and the small population of such examples in the region, this section of Rusten House is a rare and good example of the Victorian Georgian style. It is none the less somewhat degraded by the changes that have been made to it, such as the enclosure of the verandahs.

The Northeastern Section of the building displays several of the key features of the Victorian Regency style:

- symmetrical façade, being the northeastern elevation;
- smooth textured walling of stucco or ashlar, in this case render in imitation of ashlar;
- painted wall finish;
- sash window with larger panes;

and five of the other features of the style:

- corrugated iron roof covering;
- boxed eaves;
- verandah;
- verandah colonnade; and
- panelled doors.

On this basis and that it is one of a small population of such examples in the region, this section is a rare and good example of the Victorian Regency style.

Overall, the two sections of Rusten House form both a sympathetic composition as well as intruding on the formal qualities of the other. There are sympathetic qualities between the two styles and in contrast, the presence of the two sections disturbs each other, especially the symmetry of the Victorian Georgian section.

While highlighting such differences in a formal stylistic analysis, it is none the less worth noting the two styles combine to offer a richer and more interesting composition than the individual sections would provide on their own.

- **Community Health/Queanbeyan Health Centre.** This building displays all of the key features of the Late Twentieth Century Sydney Regional style:
 - asymmetrical massing;
 - roof following slope of land;
 - tiled skillion roof, in one part;
 - clinker brick walling;
 - painted timber (the style actually uses stained or oiled timber);

and two of the other features of the style:

- timber awning sash windows; and
- boarded stud wall, being part of the roof.

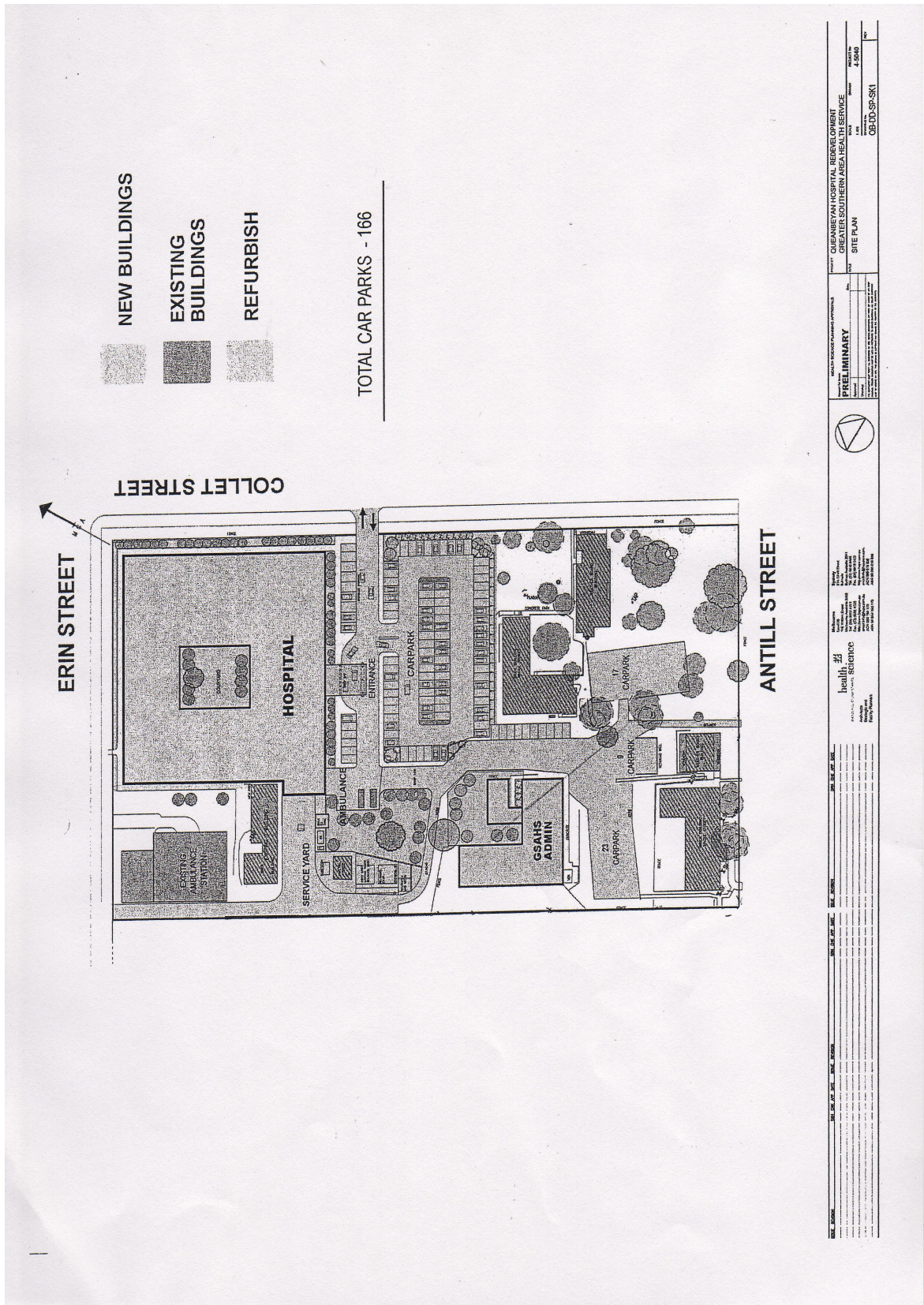
On this basis and given the small population of examples and the muted expression of some of the features, the Community Health Building is a fair and rare example of the style in the region.

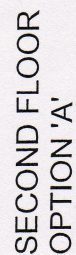
The landscape of the south-east corner of the site, surrounding Rusten house, is aesthetically and historically significant, possibly originating in an 1870 planting scheme, and developed over time with terracing on the steep block south of Rusten House. The rising land occupied by Rusten house and its garden make it a prominent landscape

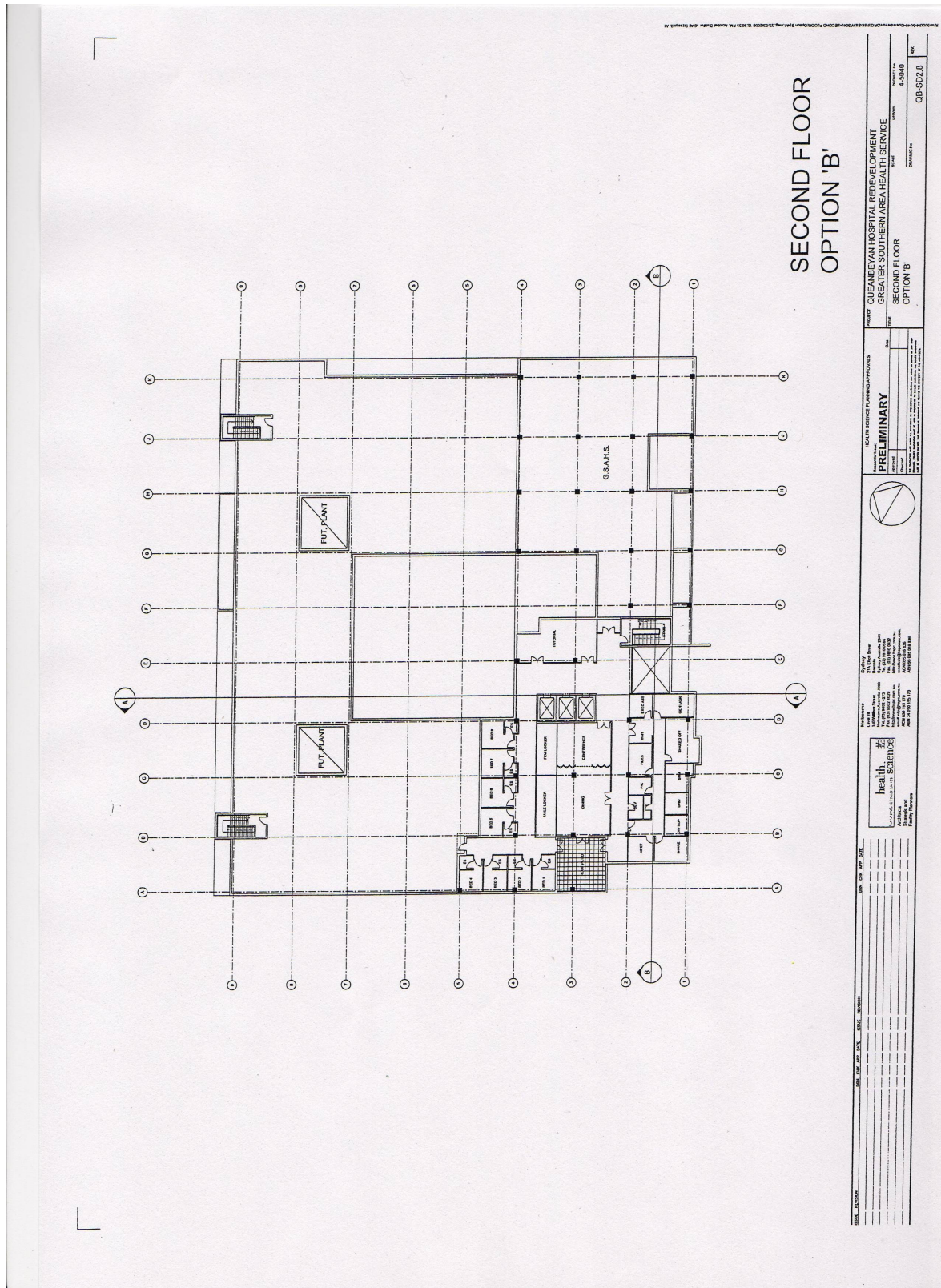
element in the Queanbeyan townscape. The area surrounding Rusten House is also scientifically significant because of the survival of archaeological deposits relating to former out-buildings and extensions of the building.

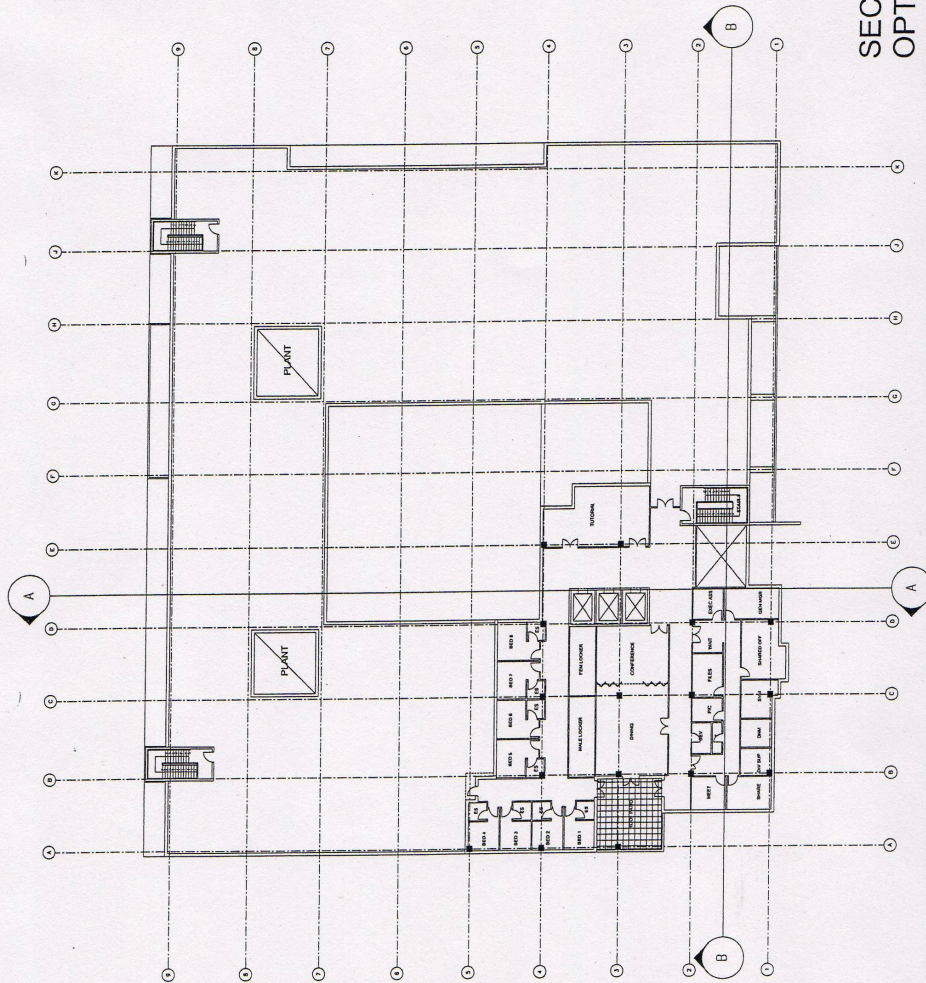
APPENDIX 2: Copy of preliminary 'Queanbeyan Hospital Redevelopment' proposals

Prepared for the Greater Southern Area Health Service by Health Science Planning Consultants NSW (HSPC NSW), March/April 2006.



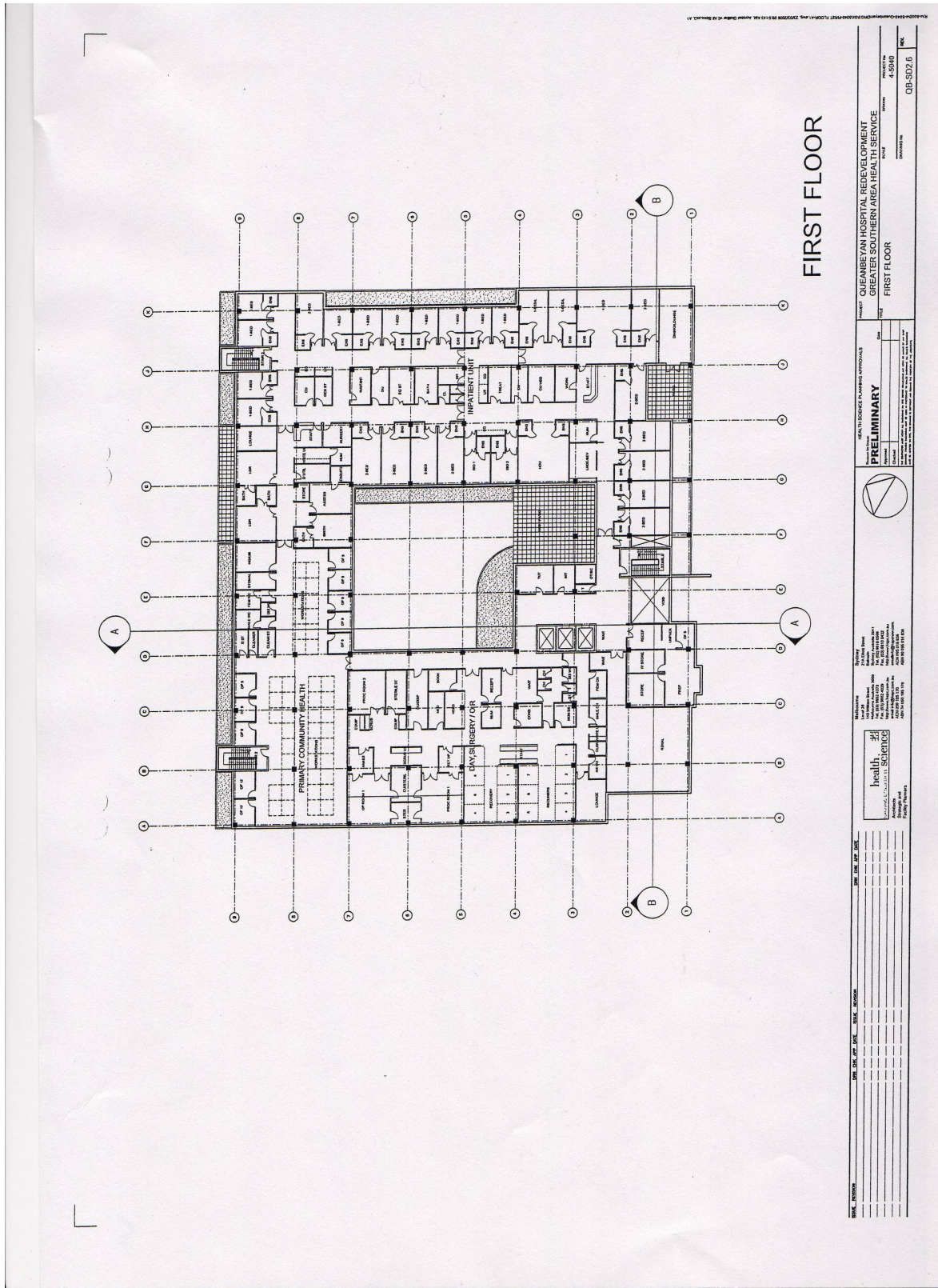


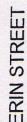


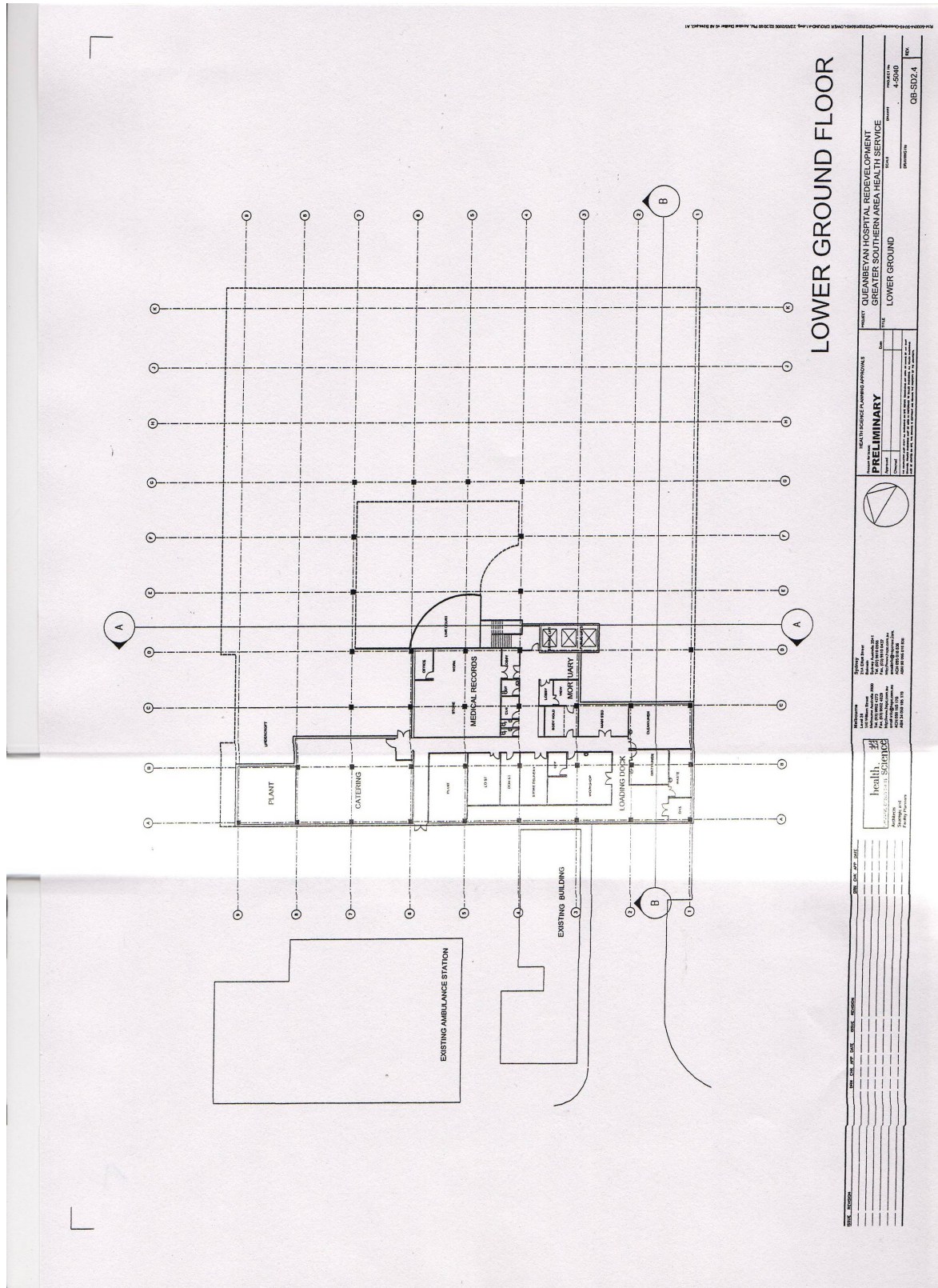


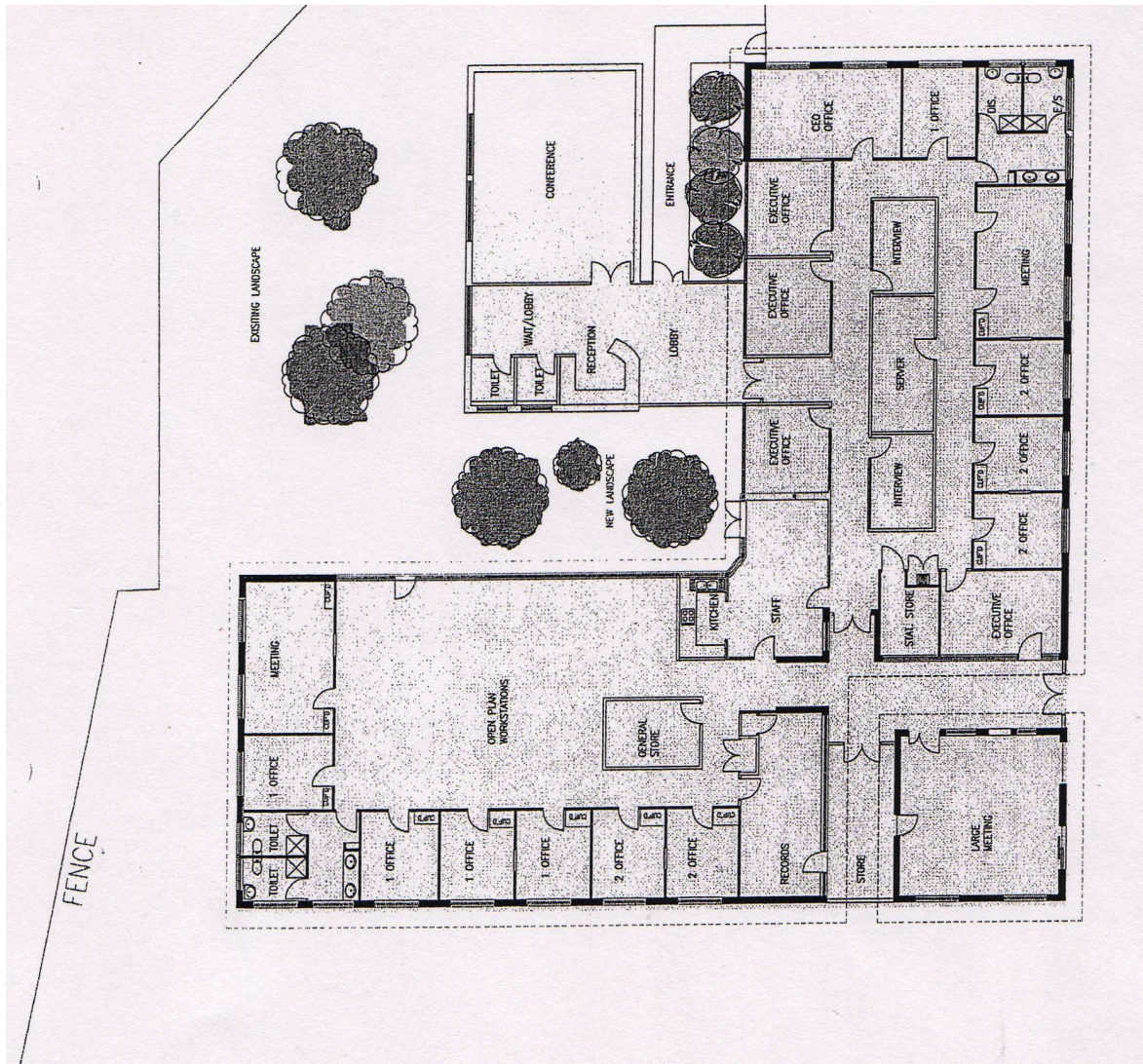
SECOND FLOOR
OPTION 'A'

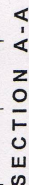
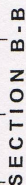
<p>QUEANBEYAN HOSPITAL REDEVELOPMENT GREATER SOUTHERN AREA HEALTH SERVICE</p>		<p>4-5840 QB-S02.7</p>
<p>PRELIMINARY</p>		<p>SECOND FLOOR OPTION 'A'</p>
<p>DATE: 10/04/06 DRAWN BY: [Name] CHECKED BY: [Name] APPROVED BY: [Name] SCALE: 1:100 PROJECT NO: 0608</p>		



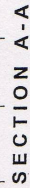






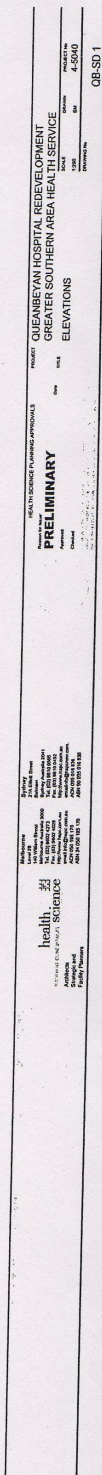


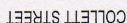
PRELIMINARY
Reason for Need
IDENTITY SOURCE POLY-COVERING APPROVALS
Date



EXISTING BUILDING TO REMAIN IN STAGE 1

[illegible]





1.	RE-ARRANGE SERVICE YARD FACILITIES
2.	ALTER & REFURBISH PEPPER TREE LODGE -TEMPORARY ACCOMMODATION FOR: - PHYSIOTHERAPY - HOSPITAL ADMINISTRATION
3.	MEDICAL RECORDS)
4.	TEMPORARY KITCHEN
5.	TEMPORARY PRE-ADMISSIONS CLINIC
6.	PHARMACY
7.	WARD MEETING ROOM
8.	NUM OFFICE & THEATRE BOOKINGS
9.	ENSUITE FOR REMAINING 4-BED WARD
10.	DEMOLITION OF EXISTING BUILDINGS
11.	EXCAVATE SITE

[illegible]

APPENDIX 3: Bibliography

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